

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES:****OCTOBER 6, 2010**

**APPEAL #18951 - Theresa L. Conte**, variance 70-100.2.A(4) to permit maintenance of a fence exceeding the permitted height along the rear property line; E/side #46 Morewood Oaks, 307.72' N/of Morewood Oaks, Port Washington, Sec. 4, Blk. 95, Lot 82, R-B District.

**APPEAL #18952 - Boris Lurye**, variances 70-51.A, 70-100.2G & 70-100.2A(2) to permit the maintenance of a carport having insufficient minimum side yard & aggregate side yard setbacks, the maintenance of a shed with insufficient setback & a fence within a front yard; N/side #23 Neulist Ave., 555.66' W/of Port Washington Blvd., Port Washington, Sec. 5, Blk. J, Lot 126, R-C District.

**APPEAL #18953 - Caryl Oris**, variance 70-100.2.A(4) to permit the erection of a fence exceeding the permitted height along the rear property line; W/side #23 Mitchell Rd., 225.83' S/of Luquer Rd., Port Washington, Sec. 5, Blk. 112, Lot 457, R-B District.

**APPEAL #18954 - Dylan Jeng**, variance 70-40.C to permit maintenance of a vestibule addition to a dwelling within the required front yard setback; N/side #11 Hillturn La., 64.55' W/of Willis Ave., Roslyn Heights, Sec. 7, Blk. M-4, Lot 2, R-B District.

**APPEAL #18955 - Jerome Weinberg**, variances 70-100.2.H, 70-100.2.A(4) & (2) to permit maintenance of a fence exceeding height & within the secondary front yard setback & an A/C unit within the secondary front yard setback; N/E/cor. #347 Elm Dr. & I.U. Willets Rd, Roslyn, Sec. 7, Blk. 280, Lot 8, R-A District.

**APPEAL #18956 - Rose Ziemski/Sophie Filby**, variance 70-100.2.A(2) to permit the maintenance of a chain link fence within the front yard setback; N/W/cor. #109 Dorset Ave. & Bryant Pl., Albertson, Sec. 9, Blk. 108, Lot 15, R-C District.

**APPEAL #18957 - Luigi Capellino**, variances 70-50.A, 70-101.B & 70-208.F to permit the maintenance of a front vestibule & portico to a non-conforming dwelling with insufficient front yards setback; W/side #127 Central Ave., 100' S/of Eighth St., Garden City Park, Sec. 9, Blk. 230, Lot 145, R-C District.

**APPEAL #18958 - Frank Martens**, variance 70-50.C & 70-208.F to permit the maintenance of an additions & alterations & porch to a non-conforming dwelling with insufficient average front yard setbacks; N/E/cor. #321 Broadway & Silver Lake Blvd., Carle Place, Sec. 10 Blk. 14, Lot 61, R-C District.

**APPEAL #18959 - Salvatore Posillico**, variances 70-40.B, 70-101.B & 70-208.F to permit the additions, alterations & portico to a non-conforming dwelling with insufficient front yard setback on a corner lot; S/W/cor. #146 Whitney St. & Carle Rd., Carle Place, Sec. 10, Blk. 275, Lot 6, R-B District.

**APPEAL #18960 - Sakinah Parham**, variance 70-100.2.A(2)(4) to permit erection of a fence exceeding the permitted height & extending beyond the front building line; E/side #178 Sylvester St., 400' N/of Broadway, Westbury, Sec. 11, Blk. 30, Lot 27, R-C-District.

**APPEAL #18961 - Vignale/Newberry Café/1000 Northern Co.**, conditional use 70-126.A & variance 70-103.A to permit the use of a portion of an office building for use as a food service; S/E/cor. #1000 Northern Blvd. & Allen Dr., Great Neck, Sec. 2, Blk. 347, Lots 5-7, 9-13, B-A District.

**APPEAL #18962 - Raindew Plandome/Landome Associates**, request for a determination to review the Notice of Disapproval issued by the building official & variances of 70-134 & 70-208.F to permit the maintenance & construction of a fabric canopy at the rear of a non-conforming retail store & the maintenance of the outdoor sales area with established insufficient off-street pkg. & having insufficient rear yard; W/side #465 Plandome Rd., 320' N/of Bayview Ave., Manhasset, Sec. 3, Blk. 138-2, Lot 824, B-A District.

**APPEAL #18963 - Anthony DiProperzio, AIA/Encompassing, LLC**, variance 70-203.T(1)(2)(b)(c) to permit the erection of an drive through car wash adjacent to residential properties not in compliance with the code & insufficient landscape area; N/side #5 Beechwood Ave., 99' W/of Port Washington Blvd., Port Washington, Sec. 5, Blk. 94, Lots 554,556,600,602 & 699, I-B District.

**APPEAL #18964 - TJY&S Restaurant Corp.**, conditional use 70-187.Q & variances 70-103.A,B & M to permit conversion of retail space into a fast food restaurant with established insufficient off-street pkg. & pkg. spaces dimension & pkg. within a required front yard setbacks; N/side #1137 Old Country Rd., 150.79' W/of Frost St., Westbury, Sec. 11, Blk. 328, Lot 152, I-B District.